

KILBOURN AND VAN BUREN DEVELOPMENT

Detailed Planned Development Description and Owner's Statement of Intent September 5, 2014

700 E Kilbourn Ave Project Number: File Number

PURPOSE:

Carroll Properties, Inc. requests that the zoning for the property at 700 E. Kilbourn Ave. be amended to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

ENUMERATION OF DOCUMENTS:

Detailed Planned Development Description and Owner's Statement of Intent

| Exhibit A Exhibit B | Ground Floor Use Table Statistical Sheet |
|------------------------|--|
| Exhibit C | Existing Site Photographs |
| LAHIDILO | Existing Site i notographs |
| G0-01 | Project Information |
| V0-01 | Plat of Survey |
| C1-00 | Site and Landscape Plan |
| C2-00 | Demolition Plan |
| C3-00 | Grading Plan North |
| C3-01 | Grading Plan South |
| C4-00 | Utility Plan |
| A1-01 | Ground Floor Plan |
| A1-02 | Second to Sixth Floor Plan |
| A1-03 | Seventh Floor Plan |
| A1-04 | Eighth to Thirteenth Floor Plan |
| A1-05 | Fourteenth to Thirtieth Floor Plan |
| A1-06 | Thirty-First to Thirty-Fourth Floor Plan |
| A1-07 | Thirty-Fifth Floor Plan |
| A1-08 | Penthouse Floor Plan |
| A1-09 | Roof Plan |
| A2-01 | South and West Elevations |
| A2-02 | North and East Elevations |
| | |

295-907 DISTRICT STANDARDS

DETAILED PLANNED DEVELOPMENT DESCRIPTION AND OWNER'S STATEMENT OF INTENT for property located at northeast corner at the intersection of East Kilbourn Avenue and North Van Buren Street.

DESCRIPTION OF THE OVERALL DEVELOPMENT

A. USES:

The development is for the new construction of a multifamily residential and commercial high-rise. Uses incidental to the residential occupancy shall include parking, assembly, and building service uses. Refer to Exhibit A for a list of uses at the ground floor commercial area.

B. DESIGN STANDARDS:

The form of the tower is derived from the intersection of the garage podium and residential tower, which is angled for optimal energy efficiency. The exterior building materials are grouped into two primary categories. One category is comprised of a metal and glass window system. The other has metal and glass windows set into precast or painted cast-in-place concrete walls. Metal and glass guardrails at the residential balconies are integrated into the massing of the tower, or partially projected from the exterior plane. The undersides of concrete balconies shall be painted.

Exterior glass shall be vision glazing or opaque spandrel panels. Semi-opaque glazing may be used at the parking garage and mechanical areas. Concrete exposed to public view shall receive a smooth-rubbed finish. Prior to application of acrylic waterproof coating, exterior concrete will be patched and ground to eliminate visible defects.

Metal louvers shall be incorporated at the transom level of the ground floor commercial glazing and on the east and north elevations of the garage podium. Louvers may also be required at the penthouse and mechanical screen, at the top of the building.

Of notable concern is the treatment of the façade at the garage podium, in order to reduce the size of elements into a human scale. This is achieved by relating the fenestration size and patterning of the garage façade, along Kilbourn Avenue and Van Buren Street, to that of the residential units occurring in the above tower. The visual mass of the podium is also reduced by the use of continuous glazing at the ground floor and southern elevation.

C. DENSITY:

See section 2. c-1-g of Exhibit B.

D. SPACE BETWEEN STRUCTURES

See attached site plan.

E. SETBACKS:

Minimum Setback from South Property Line: 0'-0" Minimum Setback from West Property Line: 0'-0" Minimum Setback from North Property Line: 5'-0" Minimum Setback from East Property Line: 11'-0"

F. SCREENING:

Not Applicable.

G. OPEN SPACES:

Not Applicable.

H. CIRCULATION, PARKING AND LOADING:

- 1. The primary residential entry and lobby will be located on Kilbourn Avenue. A secondary entrance will be provided on the east and pedestrian exits will be provided on the north, east, and / or west.
- 2. The ground floor commercial area will have pedestrian entries along Kilbourn Avenue and / or Van Buren Street
- 3. Vehicular access for building tenants will be from Van Buren Street. Parking will be located within structure. Entrance to the parking area will be located a minimum distance of four feet from the property line.
- 4. The loading dock entrance will be located on Kilbourn Avenue. Area within the building will be provided for loading, deliveries, waste removal, and similar functions.
- 5. Indoor bicycle storage will be provided for building tenants. Storage shall accommodate a minimum of one bicycle for every four residential units, plus a minimum of one additional guest bicycle for every thirty residential units.
- 6. Exterior bicycle racks will be provided for four bicycles. The location of exterior bicycle storage will be outside of the property line on Van Buren Street.

I. LANDSCAPING:

- See plan sheet C100 Site and Landscape Plan.
- 2. Landscaping is required by code to screen surface parking lots and does not apply to this project site.
- 3. Proposed Landscaping:
 - South New public concrete sidewalk. New private terrace concrete hardscape. Existing E. Kilbourn Avenue parkway to remain and be repaired around curb cut at loading dock access drive.
 - West New public concrete sidewalk. New private concrete sidewalk inside property line.
 - North New private concrete sidewalk.
 - East New private concrete sidewalk and decorative gravel mulch walkway.

J. LIGHTING:

- 1. All exterior lighting fixture shall be cut-off fixtures, compliant with 295-409.
 - No light source shall be visible from an adjoining property or public right-ofway.
 - Maximum illumination at the property line shall be five foot-candles. Where the property line borders building located at 946 N. Van Buren Street and 935 N Cass St, illumination shall be one foot-candle.
- 2. Glazing at top of building will be illuminated from within in order to allow the appearance of the color, visible at the glazing, to change.
- 3. Uplighting of building facades shall be provided, as appropriate.
- 4. Balconies will have exterior wall mounted sconces.
- 5. Exterior lighting shall be provided at terraces and roof decks.
- 6. Downlighting and / or wall sconces shall be provided at overhangs, canopies, residential, commercial, vehicle and service entrances and exits.

K. UTILITIES:

- 1. See plan sheet C400 Utility Plan.
- 2. South Sanitary sewer service point of connection. Storm sewer directing surface drainage to connect to existing combined sewer in E. Kilbourn Avenue.
- 3. West Steam heat (if applicable), roof downspout and water service.
- 4. North Gas meter and gas service point of connection
- 5. East Above ground electric service off existing feed. Electrical pads for equipment on grade.

L. SIGNS

- 1. Signage will include residential, commercial, and parking identification.
- 2. One project identification sign will be located at the primary residential entry, on Kilbourn Avenue. Sign dimensions are approximately nine feet high by twenty-six feet wide.
- 3. Signage shall be provided at the garage parking and loading dock entries. Each sign shall be less than 18 square feet.
- 4. Signage for the commercial tenants shall not exceed 18 square feet each. Refer to elevation drawings for locations.
- 5. Temporary signs will be included for the building.
 - One sign pertaining to the construction of the buildings will be provided and not exceed 48 square feet.
 - One sign, not exceeding 36 square feet, advertising the leasing or rental of the residential units and commercial space will be provided.

M. SIGN ILLUMINATION

- 1. The permanent signs will be illuminated in compliance with the current planned development regulations.
- 2. The source of illumination shall not be visible or intermittent.

EXHIBIT A USES AT GROUND FLOOR COMMERCIAL AREA

Educational Uses

Day Care Center

School, Specialty or Personal Instruction

Community-Serving Uses

Library

Cultural Institution

Community Center

Commercial & Office Uses

General Office

Government Office

Bank or Other Financial Institution

Retail Establishment, General

Outdoor Merchandise Sales

Artist Studio

Healthcare & Social Assistance

Medical Office

Medical Service Facility

General Service Uses

Personal Service

Business Service

Accommodation And Food Service

Tavern

Assembly Hall

Restaurant, Sit-down

Restaurant, Fast-food / Carry-out

Entertainment And Recreational Uses

Recreation Facility, Indoor

Health Club

Temporary Uses

Temporary Real Estate Sales Office

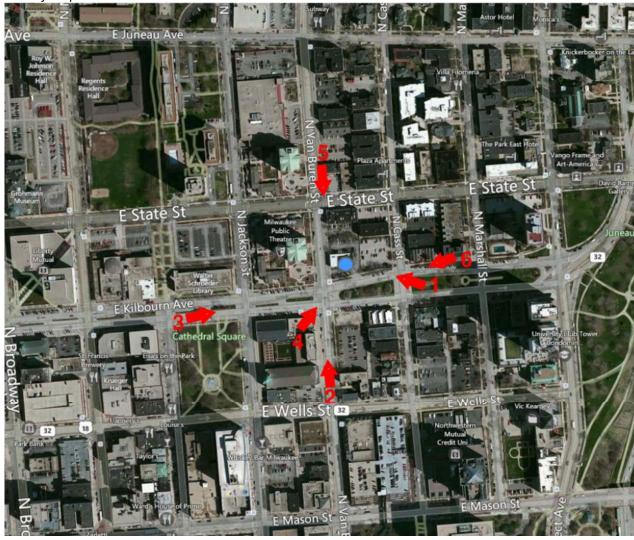
EXHIBIT B STATISTICAL SHEET

295-907. Planned Development District (DPD)

| 2. c-1-a: | Gross land area. 28,504 SF |
|-----------|--|
| 2. c-1-b: | Maximum amount of land covered by principle building. 23,100 SF, 81% |
| 2. c-1-c: | Maximum amount of land devoted to loading dock and garage access. 750 SF, 3% |
| 2. c-1-d: | Minimum amount of land devoted to landscaped open space. 0 SF, 0% |
| 2. c-1-e: | Maximum proposed dwelling unit density and area devoted to non-residential use. 130 SF of land per unit or 104 SF of land per unit. Maximum square footage of commercial area shall be 10,000 SF. |
| 2. c-1-f: | Proposed number of buildings. One |
| 2. c-1-g: | Number of dwelling units. Minimum 224 Units / Maximum 275 Units |
| 2. c-1-h: | Average number of bedrooms per unit. 1.6 bedrooms per unit, including studio apartments. |
| 2. c-1-i: | Parking spaces provided and ratio per unit. 1.3 parking spaces per unit. Minimum 280 Spaces / Maximum 369 Spaces |

EXHIBIT C SITE CONTEXT PHOTOS

Vicinity Map



1. View to Site from Southeast



2. View to Site from South



3. View to Site from West

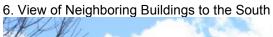






5. View to Site from North







COVER SHEET G0-00 V1-01 SURVEY

SITE AND LANDSCAPE PLAN C1-00 C2-00 **DEMOLITION PLAN**

C3-00 GRADING PLAN NORTH **GRADING PLAN SOUTH** C3-01

C4-00 **UTILITY PLAN** A1-01 GROUND FLOOR PLAN

SECOND TO SIXTH FLOOR PLAN A1-02 SEVENTH FLOOR PLAN

EIGHTH TO THIRTEENTH FLOOR PLAN A1-04 A1-05 FOURTEENTH TO THIRTIETH FLOOR PLAN THIRTY-FIRST TO THIRTY-FOURTH FLOOR PLAN A1-06

A1-07 THIRTY-FIFTH FLOOR PLAN PENTHOUSE FLOOR PLAN A1-08

ROOF PLAN A1-09

A1-03

SOUTH & WEST BUILDING ELEVATIONS A2-01 NORTH & EAST BUILDING ELEVATIONS A2-02



PARKING GARAGE

GOVERNMENT

MILWAUKEE SCHOOL OF ENG (MSOE)

HEALTH SERVICES (MADISON MEDICAL)

HOSPITALITY (COMFORT INN SUITES)

PARK/GREEN SPACE

LOW/MID-RISE RESIDENTIAL

HIGH-RISE RESIDENTIAL

RETAIL/RESTAURANTS

OFFICE/MIXED USE

VICINITY MAP

RELIGIOUS





700 EAST **KILBOURN**

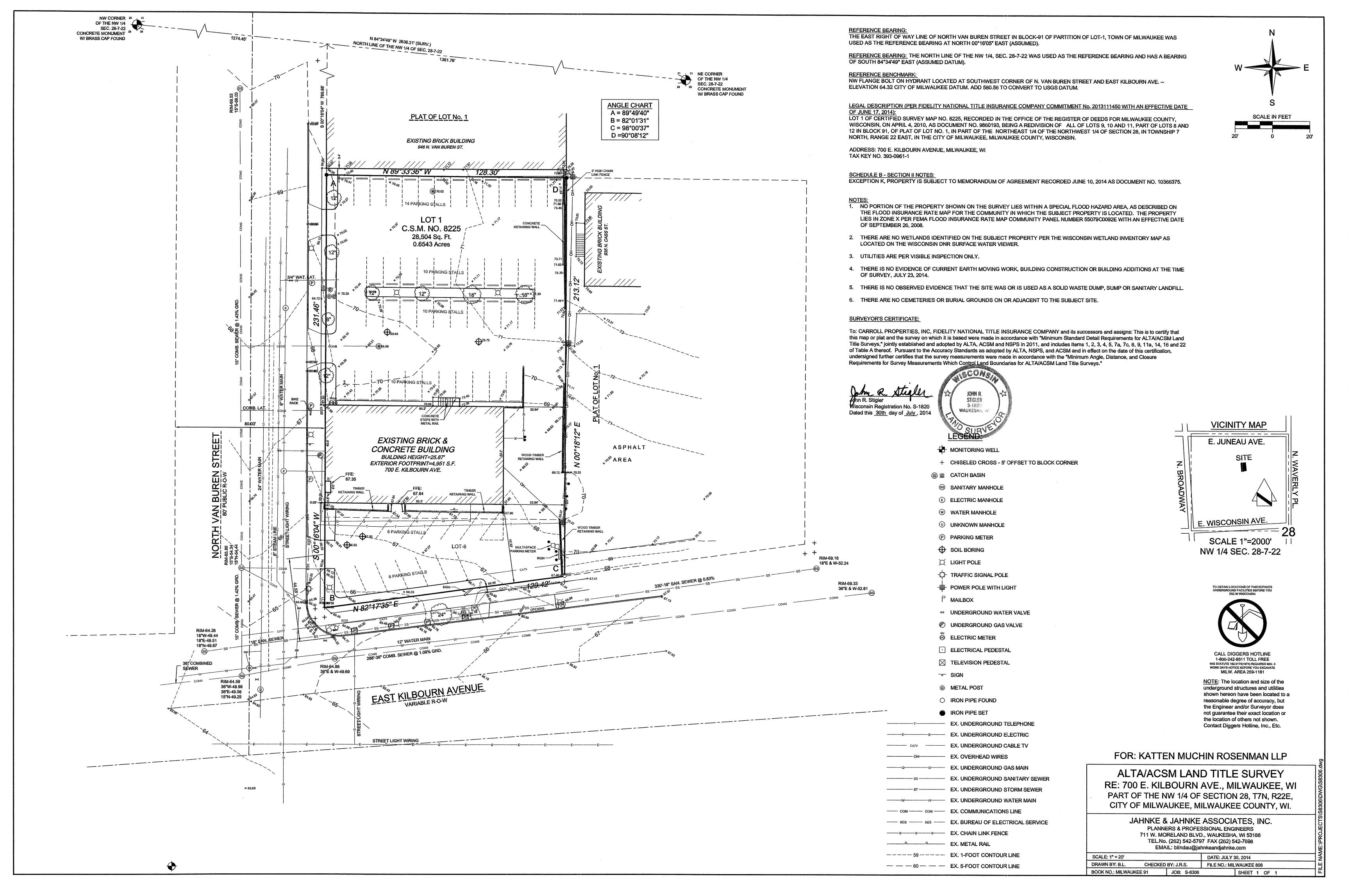
PROPOSED MULTI-STORY BUILDING

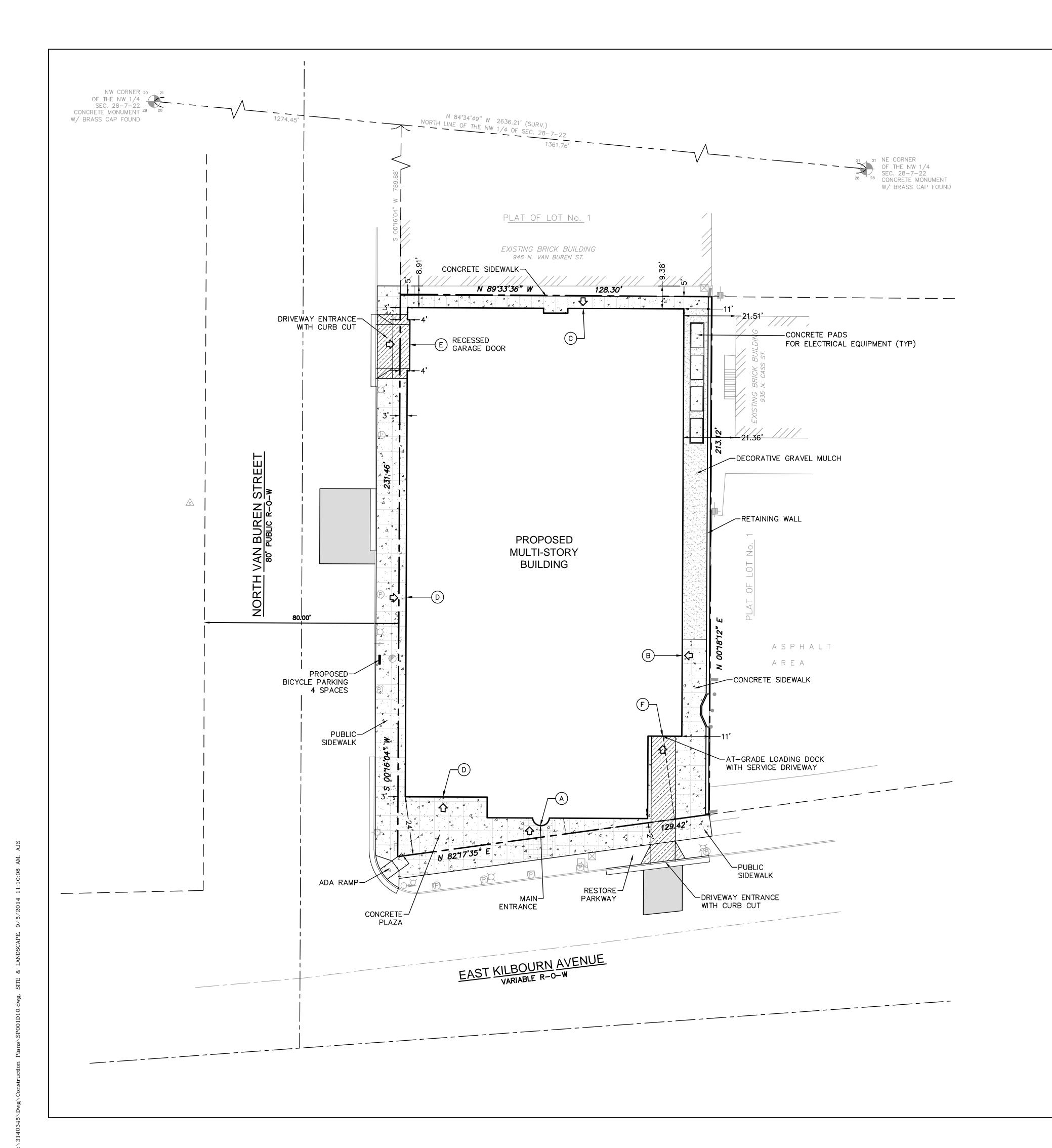
OWNER: CARROLL PROPERTIES 225 W WASHINGTON SUITE 1450 CHICAGO, IL 60606

ARCHITECT: FITZGERALD ASSOCIATES ARCHITECTS 912 W LAKE ST CHICAGO, IL 60607 312 563 9100

CIVIL ENGINEER: R. A. SMITH NATIONAL 16745 W. BLUEMOUND RD BROOKFIELD WI 53005

DETAILED PLANNED DEVELOPMENT SEPTEMBER 05, 2014



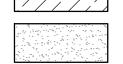


LEGEND

CONCRETE PAVEMENT



ASPHALT PAVEMENT



DECORATIVE GRAVEL MULCH

HEAVY DUTY CONCRETE PAVEMENT

BUILDING ACCESS LEGEND

- A PRIMARY RESIDENTIAL BUILDING ENTRY/EXIT LOCATION
- B SECONDARY RESIDENTIAL BUILDING ENTRY/EXIT LOCATION
- © BUILDING EXIT
- D COMMERCIAL BUILDING ENTRY/EXIT LOCATION
- © VEHICULAR ENTRY/EXIT LOCATION TO PARKING STRUCTURE
- © DELIVERY AND LOADING DOCK ENTRY/EXIT LOCATION

SITE CALCULATIONS

| | <u>ACRES</u> |
|--------------------------|--------------|
| TOTAL PARCEL AREA | 0.65 |
| EXISTING IMPERVIOUS AREA | 0.60 |
| PROPOSED IMPERVIOUS AREA | 0.65 |
| | |
| TOTAL DISTURBED AREA | 0.80 |

GENERAL NOTES

EXISTING TOPOGRAPHY OBTAINED BY JAHNKE & JAHNKE ASSOCIATES, INC, DATED JULY 2014.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE AND WISCONSIN DNR TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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GRAPHIC SCALE

Toll Free (800) 242-8511 Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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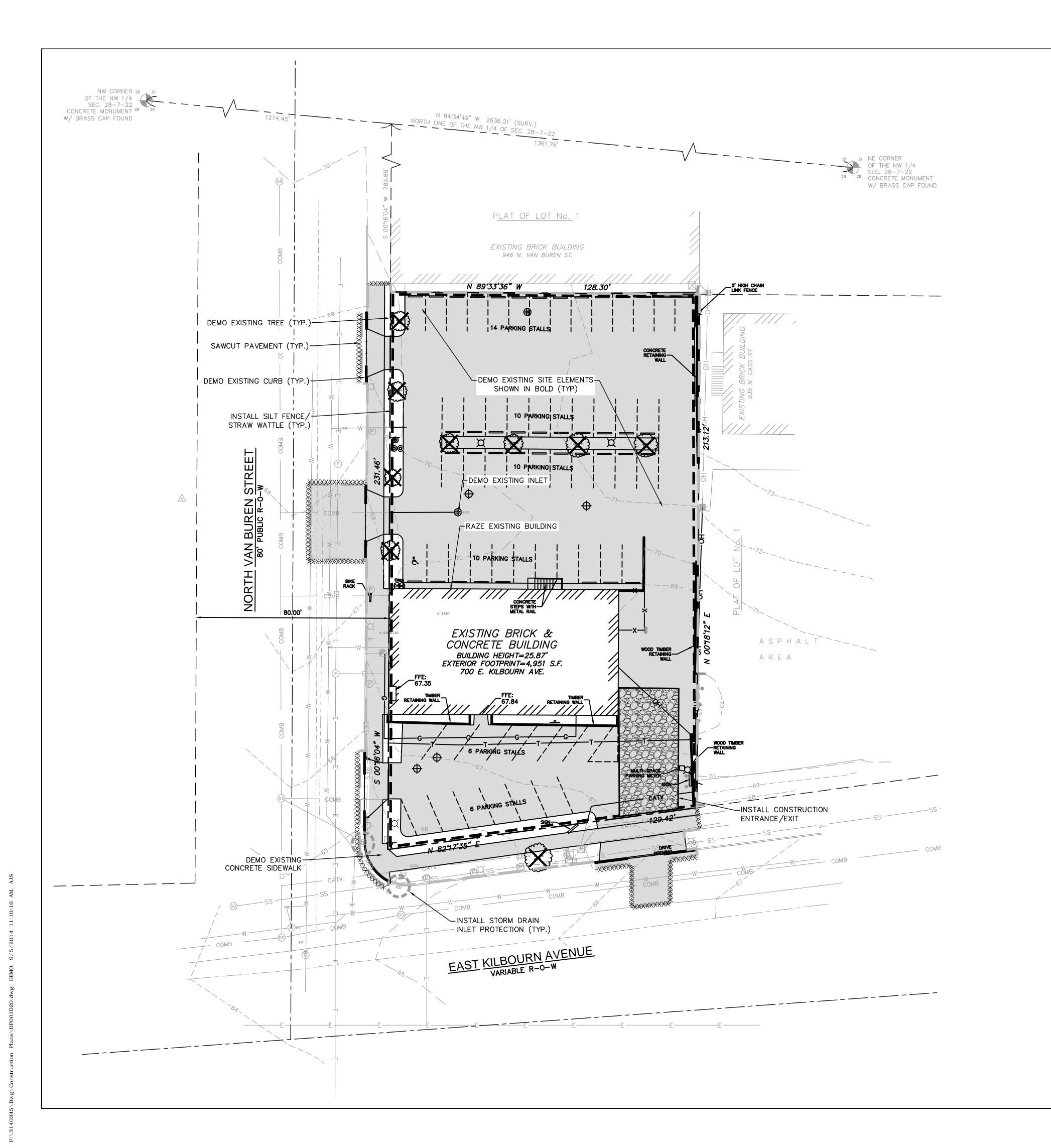
SCALE: 1" = 20'

JOB NO. **3140345**

PROJECT MANAGER: CHRISTOPHER HITCH, P.E.

DESIGNED BY: AJS CHECKED BY: CDH

SHEET NUMBER C1 - 00



LEGEND

----80---- EXISTING 5-FT CONTOUR LIMITS OF DISTURBANCE=0.8 AC SILT FENCE OR STRAW WATTLE

STORM SEWER INLET PROTECTION

DEMO EXISTING CURB AND GUTTER EXISTING PAVEMENT OR SIDEWALK TO BE REMOVED

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND/OR STRAW WATTLES AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION.

2. INSTALL TRACKING PAD. 3. BEGIN CONSTRUCTION OF FOOTING AND FOUNDATION. 4. PROCEED WITH UTILITY CONSTRUCTION.

5. GRADE SITE AND PREPARE AGGREGATE BASE. 6. STABILIZE DISTURBED GROUND WITH TEMPORARY SEED AND MULCH.

7. INSTALL PAVEMENT SURFACE. 8. INSTALL LANDSCAPING.

9. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

DEMOLITION NOTES

1. ITEMS BOLDED ON THIS SHEET ARE TO BE ABANDONED, REMOVED, RELOCATED, ETC. SEE PLAN NOTES FOR DETAILS. 2. RESTRICT ACCESS TO SITE BY CLOSING SIDEWALKS AND INSTALLING PERIMETER SECURITY FENCING. 3. COORDINATE DEMOLITION, TRAFFIC CONTROL AND CONSTRUCTION IN VAN BUREN STREET AND KILBOURN AVENUE RIGHT-OF-WAY WITH THE CITY OF MILWAUKEE. 4. COORDINATE ANY LIGHT POLE REMOVAL WITH CITY OF MILWAUKEE. ALL LIGHT POLES AND LIGHT POLE FIXTURES ARE TO BE RE-INSTALLED AFTER CONSTRUCTION.

EROSION CONTROL NOTES

1. THE ASSIGNED EROSION CONTROL INSPECTOR MUST BE NOTIFIED WITHIN 48 HOURS OF BEGINNING ANY LAND DISTURBING ACTIVITY.

2. THE INSPECTOR MUST BE NOTIFIED OF COMPLETION OF CONTROL MEASURES WITHIN 14 DAYS. 3. EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED WEEKLY AND AFTER EACH RAIN TOTALING ONE-HALF INCH OR MORE.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY. 5. CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE

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KILBOURN AUKEE, WISCONS

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GRAPHIC SCALE

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CONSTRUCTION INSPECTOR.

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SCALE: 1" = 20'

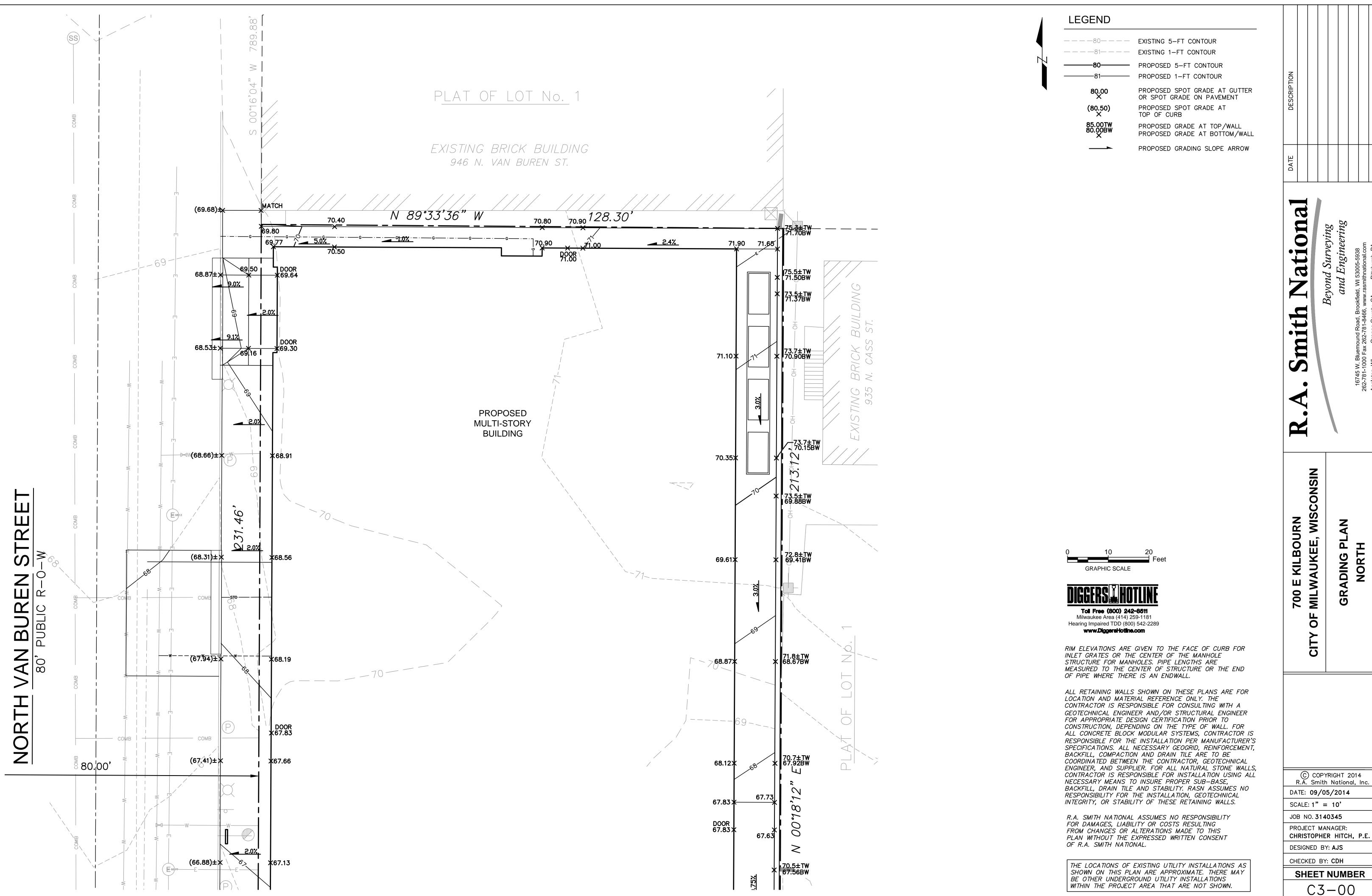
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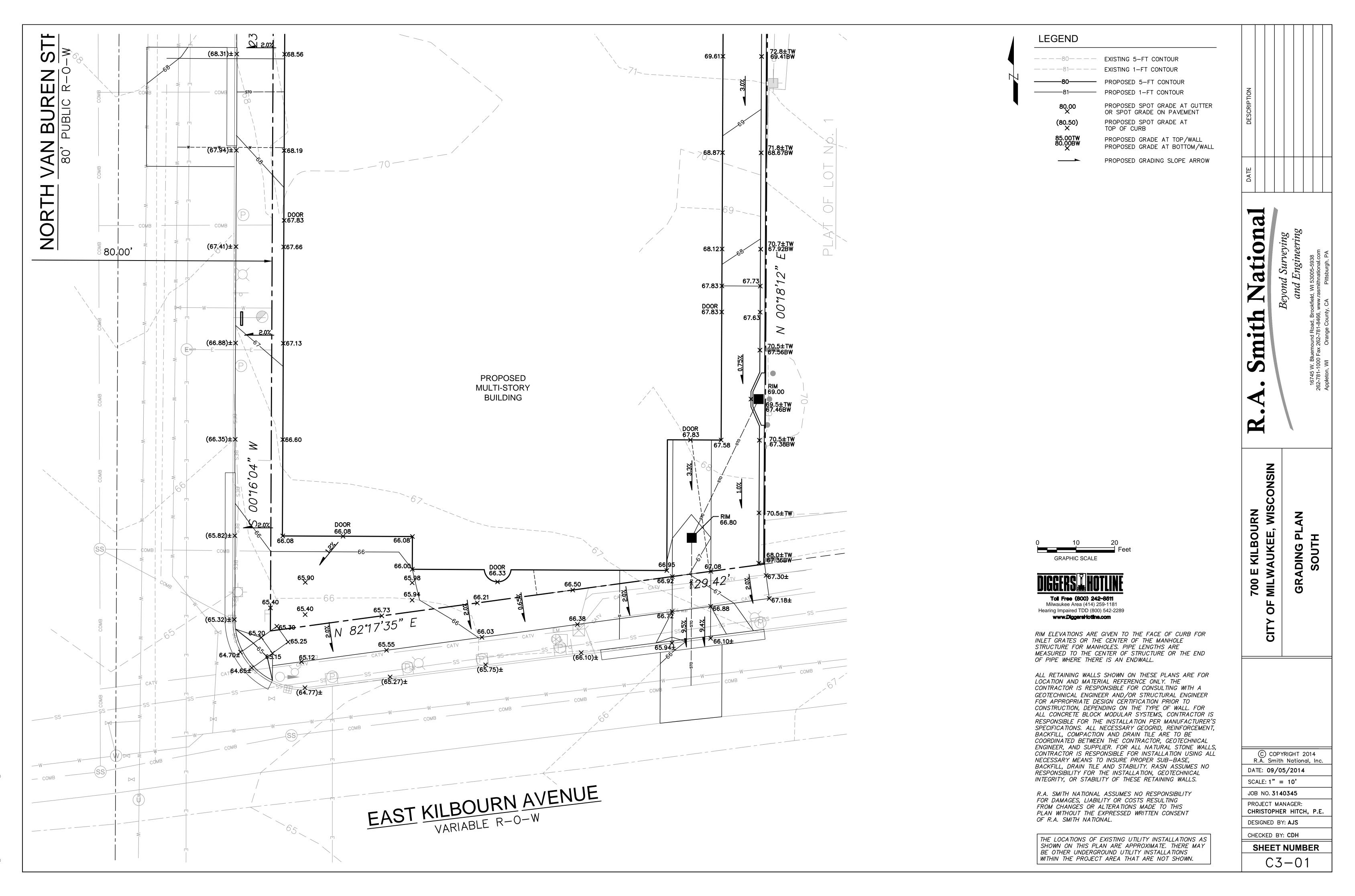
PROJECT MANAGER: CHRISTOPHER HITCH, P.E.

DESIGNED BY: AJS CHECKED BY: CDH

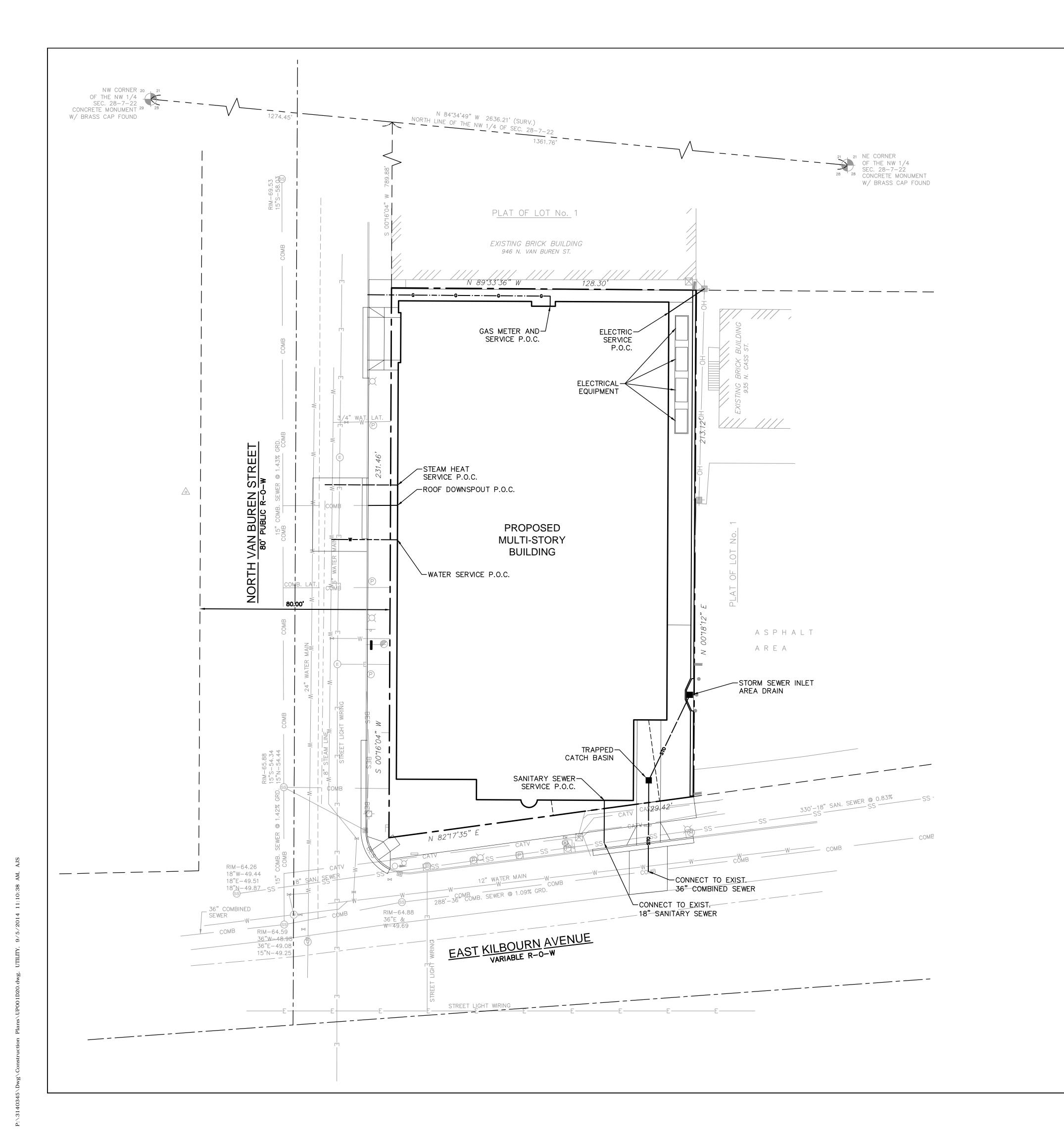
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C2 - 00





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LEGEND

PROPOSED STORM SERVICE
PROPOSED STEAM SERVICE
PROPOSED SANITARY SERVICE
PROPOSED WATER SERVICE
PROPOSED GAS SERVICE

PROPOSED ELECTRIC SERVICE

UTILITY NOTES

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL EXISTING UNUSED SANITARY AND WATER SERVICE LATERALS SERVING THE SITE SHALL BE ABANDONED.

DATE DESCRIPTION

mith National

Beyond Surveying

M

700 E KILBOURN MILWAUKEE, WISCONSIN UTILITY PLAN

700 E KILB CITY OF MILWAUKE

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R.A. Smith National, Inc.
DATE: 09/05/2014

SCALE: 1" = 20'

JOB NO. 3140345

PROJECT MANAGER:
CHRISTOPHER HITCH, P.E.
DESIGNED BY: AJS

CHECKED BY: CDH

SHEET NUMBER

20 40 GRAPHIC SCALE

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TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC SANITARY, STORM AND WATER MAINS, AND LATERALS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, LATEST EDITION, AND ANY ADDITIONAL LOCAL REQUIREMENTS AS APPLICABLE.

ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382—387, LATEST EDITION; THE STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION; AND CITY OF MILWAUKEE DEVELOPMENT REQUIREMENTS.

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

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117' - 0" 26' - 0" 14' - 6" 27' - 0" 30' - 0" 16' - 3" **ROOM LEGEND** — — H AMENITY
BUILDING SERVICE
CIRCULATION
PARKING PARKING 114 RETAIL RAMP UP -MECHANICAL 113 3,871 SF INCOMING —— STEAM HEAT UTILITY STAIR 2 ST 2 129 INCOMING ———WATER SERVICE 112 301 SF DOG WASH **BIKE STORAGE** 130 358 SF 110 752 SF MAIL AND PACKAGE LOADING 105 646 SF 104 ___ ST1____ LEASING OFFICE 102 1,039 SF 103 701 SF

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Chicago, Illinois f 312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

14053

700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT

GROUND FLOOR PLAN

117' - 0" 27' - 0" 17' - 6" 26' - 0" 30' - 0" 16' - 6" **ROOM LEGEND** ■ BUILDING SERVICE■ CIRCULATION■ PARKING 17' - 6" 17' - 6" 18' - 0" 22' - 0" 18' - 0" STAIR 2

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CLIENT:

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SUITE 1450
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9/5/14 DETAIL PLANNED DEVELOPMENT

SECOND TO SIXTH FLOOR PLAN

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700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT

SEVENTH FLOOR PLAN

26' - 0" 27' - 0" 30' - 0" 17' - 6" 16' - 6" **ROOM LEGEND** BUILDING SERVICE
CIRCULATION
RESIDENTIAL STUDIO 811 527 SF **2 BED** 809 1,082 SF 2 BED 812 1,126 SF STAIR 2 1 BED PLUS 807 844 SF 2 BED 802 908 SF **2 BED**801
989 SF

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CONSULTANT:

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700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT

EIGHTH TO THIRTEENTH FLOOR PLAN

26' - 0" 30' - 0" 16' - 6" 17' - 6" 27' - 0" **ROOM LEGEND** BUILDING SERVICE
CIRCULATION
RESIDENTIAL 2 BED PLUS 1510 1,303 SF 2 BED 1508 1,065 SF **STAIR 1**<u>ST</u> 1 2 BED 1501 1,074 SF

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CONSULTANT:

14053

700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT

FOURTEENTH TO

FOURTEENTH TO THIRTIETH FLOOR PLAN

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CONSULTANT:

14053

700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT
THIRTY-FIRST TO

THIRTY-FIRST TO THIRTY-FOURTH FLOOR PLAN

26' - 0" 27' - 0" 30' - 0" 16' - 6" 17' - 6" **ROOM LEGEND** BUILDING SERVICE
CIRCULATION
RESIDENTIAL 11' - 7" STAIR 2 ST 2 3503 1,325 SF 2 BED PLUS 1,335 SF

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CONSULTANT:

14053

700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT

THIRTY-FIFTH FLOOR PLAN

26' - 0" 17' - 6" 27' - 0" 30' - 0" 16' - 6" **ROOM LEGEND** AMENITY
BUILDING SERVICE
CIRCULATION
VEGETATIVE ROOF STAIR 2 ST 2 **ELEVATOR 1** STAIR 1 ST.1 DEMONSTRATION PARTY ROOM

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CONSULTANT:

14053

700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT

PENTHOUSE FLOOR PLAN

17' - 6" 26' - 0" 27' - 0" 30' - 0" 16' - 6" **ROOM LEGEND** CIRCULATION ______ [----] COOLING TOWER MAKE-UP AIR UNIT

FitzGeral

Associates Architects
912 W. Lake St. t 312-563-9100
Chicago, Illinois f 312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

14053

700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

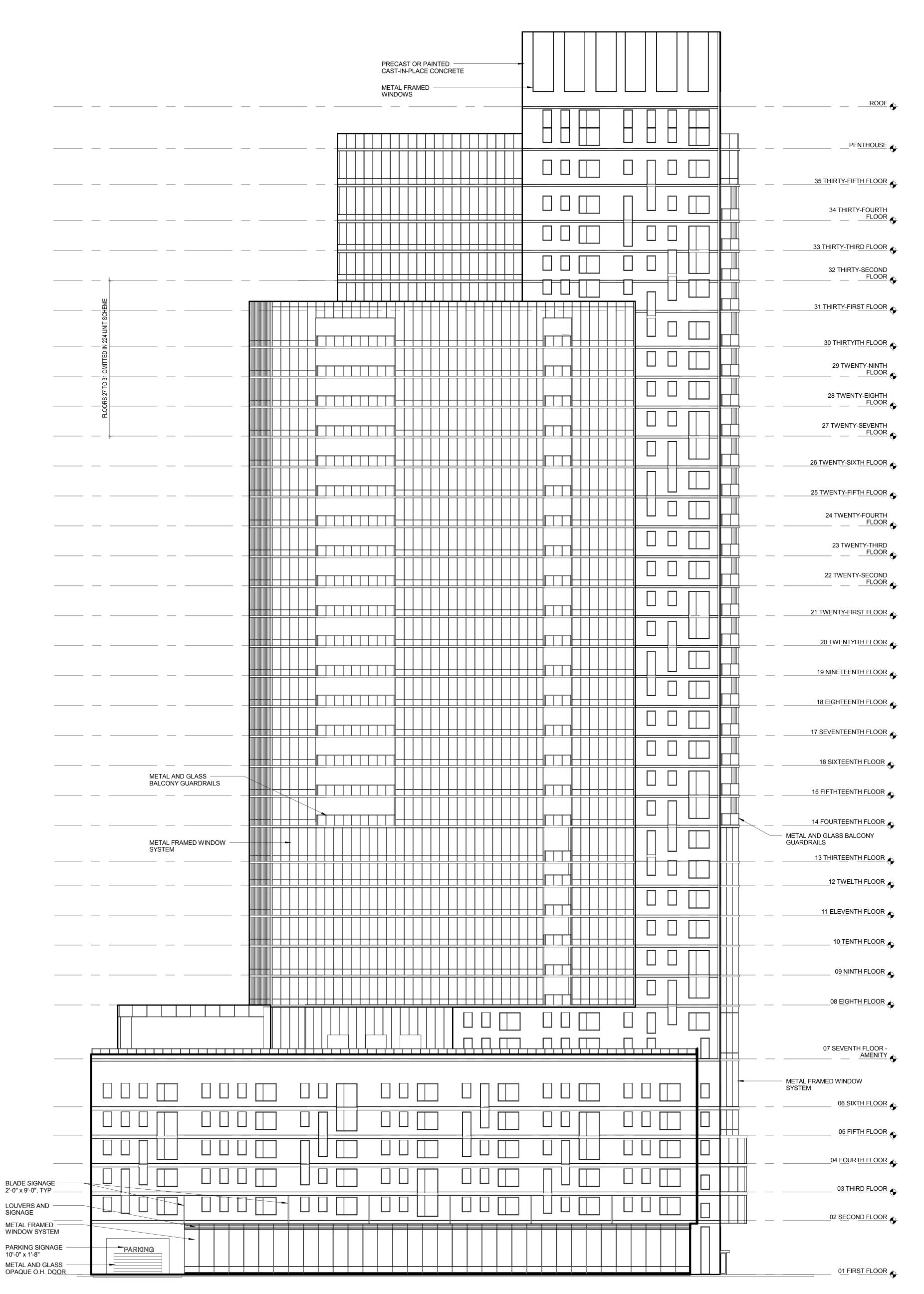
PROPERTIES

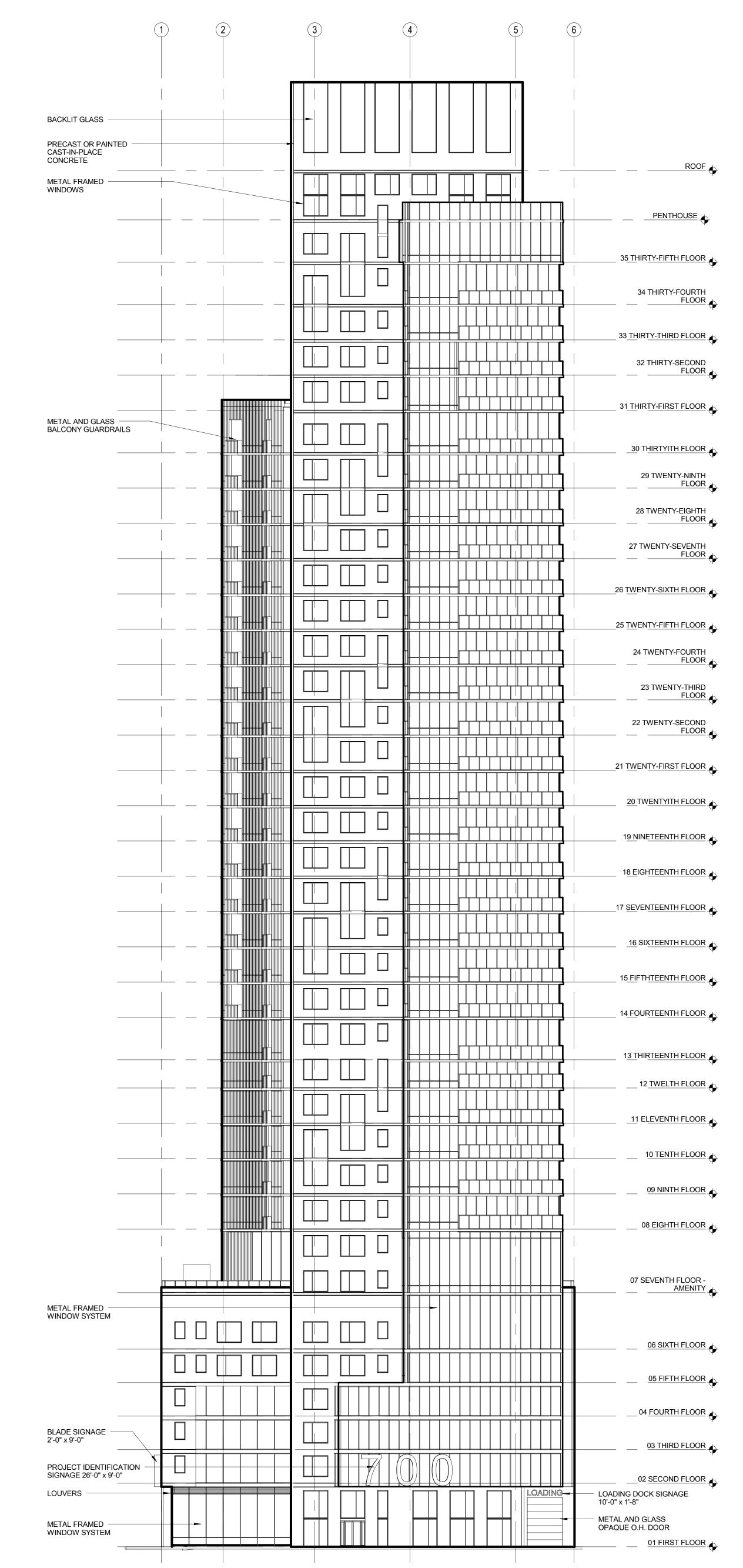
225 W WASHINGTON
SUITE 1450
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9/5/14 DETAIL PLANNED DEVELOPMENT

ROOF PLAN

Δ1-09





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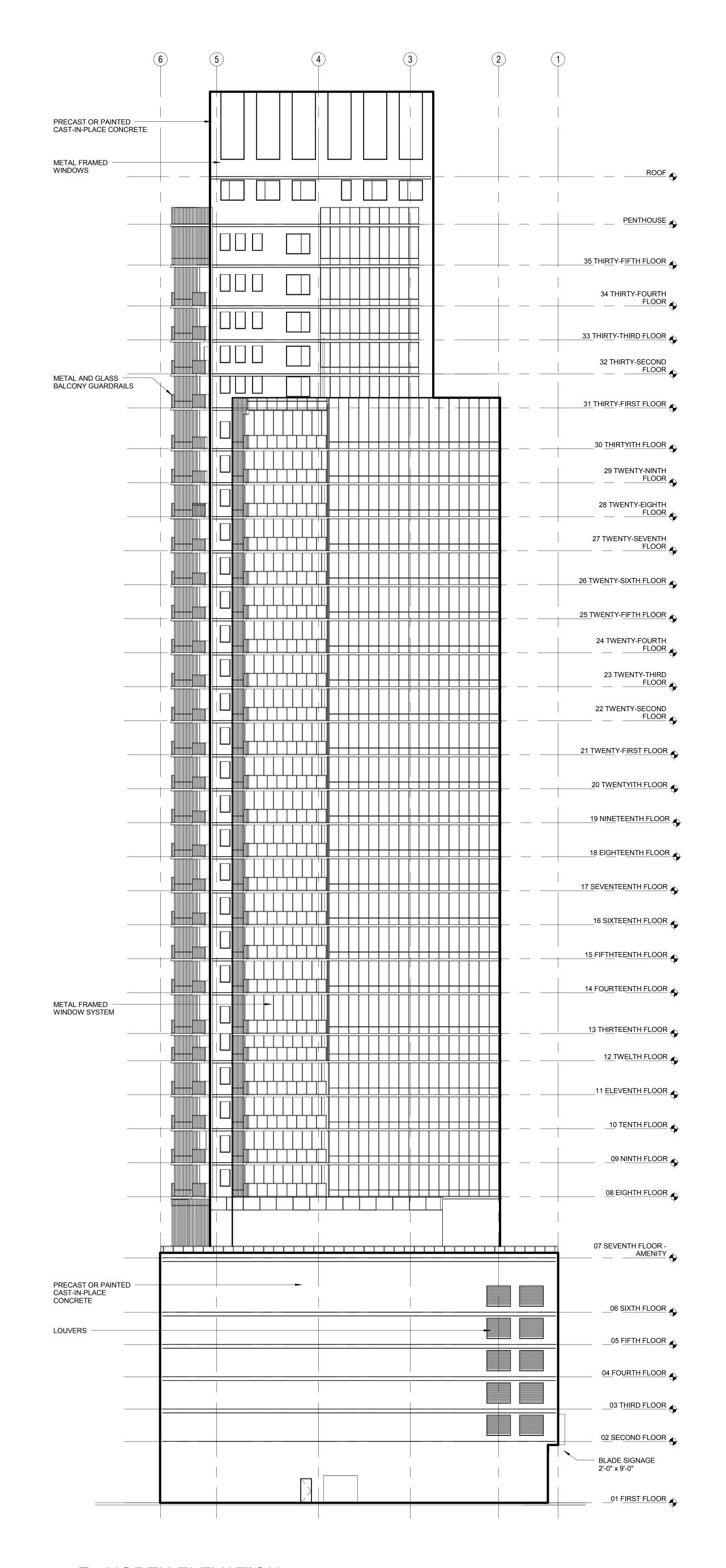
700 EAST KILBOURN MILWAUKEE, WI

CLIENT: CARROLL PROPERTIES 225 W WASHINGTON SUITE 1450 CHICAGO, IL 60606

> SOUTH & WEST BUILDING **ELEVATIONS**

9/5/14 DETAIL PLANNED DEVELOPMENT

PRECAST OR PAINTED
CAST-IN-PLACE CONCRETE PENTHOUSE - METAL FRAMED WINDOWS 35 THIRTY-FIFTH FLOOR 34 THIRTY-FOURTH 33 THIRTY-THIRD FLOOR 32 THIRTY-SECOND -11 | | | | | | | | | | | 31 THIRTY-FIRST FLOOR __30 THIRTYITH FLOOR 29 TWENTY-NINTH 28 TWENTY-EIGHTH -27 TWENTY-SEVENTH ____ FLOOR 26 TWENTY-SIXTH FLOOR 25 TWENTY-FIFTH FLOOR 24 TWENTY-FOURTH 23 TWENTY-THIRD 22 TWENTY-SECOND FLOOR 21 TWENTY-FIRST FLOOR 20 TWENTYITH FLOOR 19 NINETEENTH FLOOR 18 EIGHTEENTH FLOOR 17 SEVENTEENTH FLOOR 16 SIXTEENTH FLOOR 15 FIFTHTEENTH FLOOR 14 FOURTEENTH FLOOR 13 THIRTEENTH FLOOR 12 TWELTH FLOOR __11 ELEVENTH FLOOR 10 TENTH FLOOR _09 NINTH FLOOR METAL AND GLASS ——BALCONY GUARDRAILS 08 EIGHTH FLOOR METAL FRAMED — WINDOW SYSTEM 07 SEVENTH FLOOR AMENITY PRECAST OR PAINTED — CAST-IN-PLACE CONCRETE METAL FRAMED
WINDOW SYSTEM LOUVERS -_06 SIXTH FLOOR ____05 FIFTH FLOOR 04 FOURTH FLOOR 03 THIRD FLOOR 02 SECOND FLOOR LOUVERS _01 FIRST FLOOR



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CONSULTANT:

14053

700 EAST KILBOURN MILWAUKEE, WI

CLIENT:

CARROLL

PROPERTIES

225 W WASHINGTON
SUITE 1450
CHICAGO, IL 60606

9/5/14 DETAIL PLANNED DEVELOPMENT

NORTH & EAST

NORTH & EAST BUILDING ELEVATIONS

0' 8' 16' 32'